



**CITY OF MANCHESTER**  
**PLANNING AND COMMUNITY DEVELOPMENT**

Planning & Land Use Management  
Building Regulations  
Code Enforcement Division  
Community Improvement Program  
Zoning Board of Adjustment

Z 0A2020-082  
Leon L. LaFreniere, AICP  
Director

Pamela H. Goucher, AICP  
Deputy Director Planning & Zoning

Michael J. Landry, PE, Esq.  
Deputy Director Building Regulations

August 25, 2020

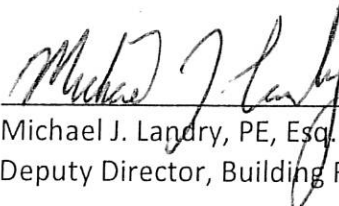
Edward and Kathleen Tarlowski  
556 Huse Road  
Manchester, NH 03103















RE: 556 Huse Road                      B-2  
Denial of Building Permit

Your application for a permit dated August 12, 2020 to create one new parking space partially in the front yard within 4' of the building and side lot line in the R-1B zoning district, all as per documents submitted through August 12, 2020 and with non-compliance listed in the Zoning Review dated August 24, 2020 is hereby acknowledged.

According to Section(s) 10.09(B) Parking Setbacks, of the Zoning Ordinance of the City of Manchester, New Hampshire, passed to be ordained on February 7, 2001, this is prohibited. Consequently, I have no authority to grant this permit. Permit is hereby DENIED.

Further proceedings contemplated pertaining to this application must be pursuant to NH Revised Statutes Annotated 674:33 or the other statutory provisions relative to Zoning Boards of Adjustment, as may be appropriate.

  
Michael J. Landry, PE, Esq.  
Deputy Director, Building Regulations

<u>Record #</u>	<u>Status</u>	<u>Result</u>	<u>Source</u>	<u>Type</u>	<u>Address</u>
 <u>ACC2020-03214</u>	ISSUED	556 HUSE RD	Site Address	ACCESSORY STRUCTURE	 556 HUSE RD MANCHESTER
 <u>BRES2019-01397</u>	CERT OF OCCUPANCY	556 HUSE RD	Site Address	NEW RESIDENTIAL BUILDING	 556 HUSE RD MANCHESTER
 <u>ELEC2019-02504</u>	CLOSED	556 HUSE RD	Site Address	ELECTRICAL	 556 HUSE RD MANCHESTER
 <u>MECH2019-02194</u>	CLOSED	556 HUSE RD	Site Address	MECHANICAL	 556 HUSE RD MANCHESTER
 <u>MECH2019-02582</u>	CLOSED	556 HUSE RD	Site Address	MECHANICAL	 556 HUSE RD MANCHESTER
 <u>PLBG2019-02905</u>	WITHDRAWN	556 HUSE RD	Site Address	PLUMBING	 556 HUSE RD MANCHESTER
 <u>PLBG2019-03228</u>	CLOSED	556 HUSE RD	Site Address	PLUMBING	 556 HUSE RD MANCHESTER

**554 HUSE ROAD, LOT 22B**

**Variance History**

**B-1    Case: ZBA2019-001**

Subdivide Tax Map 853, Lot 22 to create three lots having sufficient lot area and frontage where Lot 22 will remain improved with a single family dwelling and where proposed Lot 22B will remain improved with an accessory structure as a principal use that is within the required rear yard setback for a principal structure. **GRANTED**



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Deputy Director Building Regulations

**VARIANCE NOTICE OF DECISION**

Case No.: ZBA2019-001

Property Location: 554 Huse Road, Lot 22B

You are hereby notified that the request of: Sirron Development, LLC  
Norris Viviers  
1361 Elm Street, #106  
Manchester, NH 03101

to subdivide Tax Map 853, Lot 22 to create three lots having sufficient lot area and frontage where Lot 22 will remain improved with a single family dwelling and where proposed Lot 22B will remain improved with an accessory structure as a principal use that is within the required rear yard setback for a principal structure in the R-1B zoning district from the terms of Section(s) 5.10(A) Accessory Structure as Principal use and 6.03(B) Rear Yard Setback of the Zoning Ordinance of the City of Manchester, New Hampshire, has been **GRANTED** as per documents submitted through January 17, 2019 in accordance with Article V of the Board's BY-LAWS on February 14, 2019.

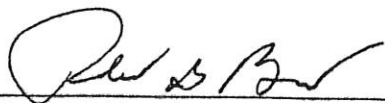
Stipulations or Comments: \_\_\_\_\_  
\_\_\_\_\_

*If denied, the decision is based on the following:*

- ☐ 1. There would be a diminution in value of surrounding properties as a result of the granting of this variance.
- ☐ 2. The granting of this variance would not be of benefit to the public interest.
- ☐ 3. The "special conditions" of the land that causes literal enforcement of the Zoning Ordinance not to be an unnecessary hardship.
- ☐ 4. By granting this variance substantial justice would not be done
- ☐ 5. The use contemplated by petitioner as a result of obtaining this variance would be contrary to the spirit of the Ordinance.

Explanation: \_\_\_\_\_  
\_\_\_\_\_

Required Action: Subdivision Approval Required

  
Robert G. Breault  
Chairman, Zoning Board of Adjustment

Date: 2/15/19

**NOTE:** Permits or other approvals as may be required for vesting must be obtained within two years of the date of the public hearing, or the variance will expire.

Per RSA 677:2, any aggrieved person affected by the Board's decision may request a rehearing within 30 days.

# ZONING REVIEW

Reviewed By: Glenn Gagne

Date: August 24, 2020

Revised By: -

Revision Date: -

APPLICANT NAME: Edward & Kathleen Tarlowski  
STREET ADDRESS: 556 Huse Road  
ZONE: R-1B Residential

TELEPHONE: 617-880-9968  
STREET STATUS: Accepted  
MAP / LOT: 853 / 22B  
WARD: 8

## OVERLAY DISTRICTS:

- ☐ Flood Plain
- ☐ Residential-PO
- ☐ Historic District (AMH, ACH)
- ☐ Airport Navigational Hazard
- ☐ Airport Approach
- ☐ Airport Noise
- ☐ Arena Overlay
- ☐ Lake Massabesic Protection Overlay
- ☐ Manchester Landfill Groundwater Management (ML-GMZ)

## PLANNING DEPARTMENT/BOARD ACTION:

- ☐ Site Plan
- ☐ Subdivision
- ☐ Planned Development
- ☐ Conditional Use Permit
- ☐ Voluntary Merger
- ☐ Heritage Commission

DIMENSIONS	EXISTING	PROPOSED
Area of Lot (Square Feet)	15,230	15,230
Area of Building on Lot (Square Feet)	1,360	1,360
Number of Stories	2	2
Total Area of All Floors (Square Feet)	1,664	1,664

ARTICLE 5 - USES	PERMITTED PER	NOT PERMITTED PER	REMARKS
<input type="checkbox"/> Single Family Dwelling	5.10 (A) 1		
<input type="checkbox"/>			
<input type="checkbox"/>			
<input type="checkbox"/>			

ARTICLE 6 DIMENSIONAL REQUIREMENTS	SECTION	ALLOWED/ REQUIRED	PROPOSED/ EXISTING	REMARKS
<input type="checkbox"/> Min. Buildable Lot Area	6.01	7,500 SF	15,230 SF	OK
<input type="checkbox"/> Minimum Lot Front	6.02	75' (Min)	75'	OK
<input type="checkbox"/> Minimum Lot Width	6.02	75' (Min)	75'	OK
<input type="checkbox"/> Front Yard Setback	6.03 (A)	20' (Min)	24.9'	OK
<input type="checkbox"/> Side Yard Setback	6.03 (C)	10' (Min)	11'	OK
<input type="checkbox"/> Side Yard Setback	6.03 (C)	10' (Min)	11.2'	OK
<input type="checkbox"/> Rear Yard Setback	6.03 (B)	30' (Min)	133'	OK
<input type="checkbox"/> Lot Coverage (%)	6.04	50% (Min)	18%	OK
<input type="checkbox"/> Height in Feet	6.05	35' (Max)	Less	OK
<input type="checkbox"/> Height in Stories	6.05	2.5 (Max)	2	OK
<input type="checkbox"/> Floor Area Ratio	6.06	0.5 (Max)	0.11	OK

ZONING ITEM	SECTION	ALLOWED/ REQUIRED	PROPOSED	REMARKS
<input type="checkbox"/> Parking, No. of Spaces	10.03 (B)	2	2	OK
<input checked="" type="checkbox"/> Parking, Setbacks	<input type="checkbox"/> 10.09 (A) <input checked="" type="checkbox"/> 10.09 (B)	- See Ord.	- See Plan	- line, also partially in front yard. N/C (3 Counts) - Space within 4' of building & side lot
<input type="checkbox"/> Parking, Screening	10.07(K)4	N/R	-	-
<input type="checkbox"/> Parking, Paving	10.07 (E)	Required	Yes	OK
<input type="checkbox"/> Parking, Bumpers	10.07 (K)1	N/R	-	-
<input type="checkbox"/> Parking, Layout	10.07 (B)	See Ord.	See Plan	OK
<input type="checkbox"/> Parking, Maneuvering	10.07(D)	See Ord.	See Plan	OK
<input type="checkbox"/> Loading, Off-Street # of Spaces	10.05 (2)	N/R	-	-
<input type="checkbox"/> Loading, Dimension of Area	10.06 (C)	-	-	-
<input type="checkbox"/> Loading, Maneuvering	10.06 (C)	-	-	-
<input type="checkbox"/> Driveways, Width	10.08 (C)	24'	17'	OK - Not proposing to expand existing driveway width.
<input type="checkbox"/> Driveways, Location	<input type="checkbox"/> 10.08 (A) <input type="checkbox"/> 10.08 (B)	See Ord. See Ord.	See Plan See Plan	OK OK
<input type="checkbox"/> Visibility at Corners	8.27 (E)	N/A	-	-
<input type="checkbox"/> Accessible Spaces, Number	10.03 (D)	N/R	-	-
<input type="checkbox"/> Accessible Spaces, Dimensions	<input type="checkbox"/> 10.06 (B)	-	-	-
<input type="checkbox"/> Screening/Buffers	<input type="checkbox"/> 6.08 (A) <input type="checkbox"/> 6.08 (B)	N/R N/R	- -	- -
<input type="checkbox"/> Landscaping	10.07 (G)	N/R	-	-
<input type="checkbox"/> Signs	<input type="checkbox"/> 9.08 (A) <input type="checkbox"/> 9.09 (B)	- -	- None	- -
<input type="checkbox"/> Fences, Walls	<input type="checkbox"/> 8.27 (B) <input type="checkbox"/> 8.27 (C) <input type="checkbox"/> 8.27 (D)	See Ord. - -	See Plan - -	OK - 6' vinyl fence side and rear yard. - -
<input type="checkbox"/> Accessory Structures & Uses	<input type="checkbox"/> 8.29 (A) <input type="checkbox"/> 8.29 (B)	See Ord. -	See Plan -	OK -Work shop/garage in rear yard. Obtained variance - to remain on lot as principle structure for subdivision.
<input type="checkbox"/> Other	-	-	-	-

**PARKING SPACE REQUIREMENT:**

Building Use	Unit of Measurement	Computation	Spaces Required
Single Family Dwelling	2 per unit	1 unit x 2 = 2	2
		<b>TOTAL:</b>	<b>2</b>

Additional Information: -

**DATE OF PLAN SUBMISSION:** August 12, 2020





City of Manchester  
Planning & Community Development  
One City Hall Plaza-West Wing  
Manchester, NH 03101  
(603) 624-6475  
www.manchesternh.gov

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Director  
  
Pamela H. Goucher, AICP  
Deputy Director Planning & Zoning  
Michael J. Landry, PE, Esq.  
Deputy Director Building Regulations

**VARIANCE CRITERIA**

Complete this form and attach 10 copies along with any supplemental material that would support your appeal.

Deadline for Next Hearing: \_\_\_\_\_

Property Location: 556 HUSE RD.

Owner: EDWARD & KATHLEEN TARLOWSKI

Address: 556 HUSE RD.  
MANCHESTER NH 03103

Phone #: 617-880-9968

Email: EJT322@COMCAST.NET

Applicant: EDWARD & KATHLEEN TARLOWSKI

Address: 556 HUSE RD.  
MANCHESTER, NH 03103

Phone #: 617-880-9968

Email: EJT322@COMCAST.NET

Relief Sought From Section(s): \_\_\_\_\_

1. The variance would not be contrary to the public interest because: would have space to park and not block neighbors.
2. The spirit of the ordinance is observed because: The hardship is that we need to back out and move vehicles around in order to leave.
3. Substantial justice would be done because: Safety is the most important issue for my family and community.
4. The values of surrounding properties would not be diminished because: They would not and actually be better with space available.
5. Literal enforcement of the provisions of the ordinance would result in unnecessary hardship if:
  - (A) Owing to the following special conditions of the property that distinguish it from other properties in the area:
    - i. No fair and substantial relationship exists between the general purposes of the ordinance provisions and the specific application of that provision to the property; and
    - ii. The proposed use is a reasonable one.

This would pose a safety hazard and do not want to continue taking these chances if we can avoid.
  - Or (B) Owing to the following special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

[Signature]  
Applicant Signature

EDWARD J TARLOWSKI  
Print Name

8/5/20  
Date

State Use 1010  
Print Date 8/3/2020 1:41:31 PM

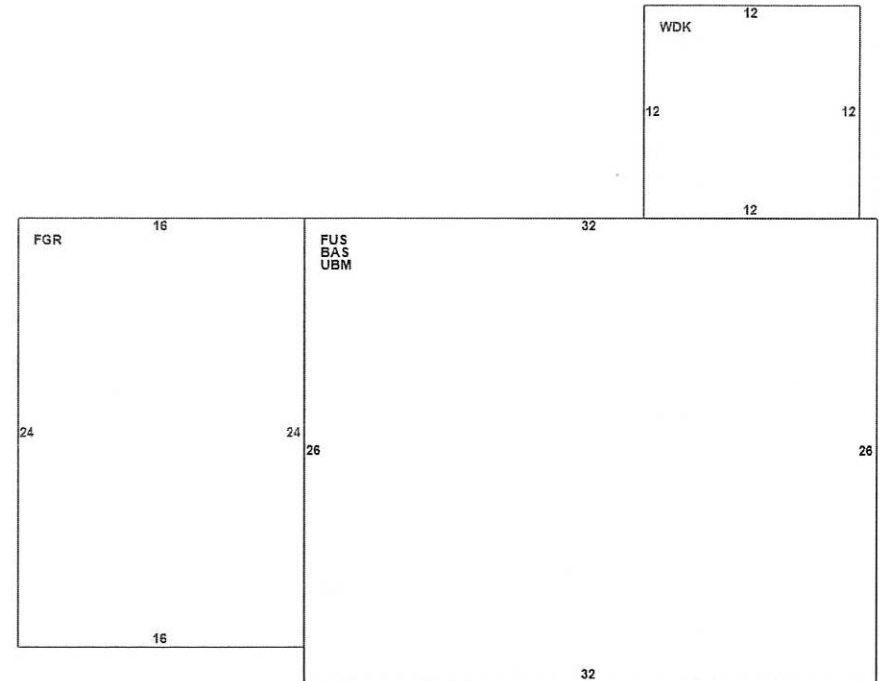
CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								2017  MANCHESTER, NH  <b>VISION</b>												
TARLOWSKI, EDWARD J  556 HUSE RD  MANCHESTER NH 03103				1	Suitable	1	All Public	1	Paved	1	Urban	Description		Code	Appraised		Assessed															
				1	Level			5	Curb & Gutter			RESIDENTL	1010	206,400		206,400																
								6	Sidewalk			RES LAND	1010	71,600		71,600																
				SUPPLEMENTAL DATA								RESIDENTL	1010	6,000		6,000																
				Alt Prcl ID Land Adjus NO Voided NO Total SF 15230 Zone Frontage/D GIS ID 853-22B				RAD OR C 752 Callback Lt Sketch Not Land Class Parcel Zip 03103  Assoc Pid#				Total		284,000		284,000																
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																
TARLOWSKI, EDWARD J SIRONN DEVELOPMENT LLC				9204 0792 0000 0000		08-27-2019 03-21-2019		U U		I V		333,400 0		15		Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed								
														2019	1060 1060	71,600 3,600																
				Total		0.00										Total	75200	Total		Total												
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																								
Year	Code	Description		Amount		Code	Description																			Number		Amount		Comm Int		
Total				0.00																												
ASSESSING NEIGHBORHOOD														APPAISED VALUE SUMMARY																		
Nbhd		Nbhd Name				B		Tracing				Batch		Appraised Bldg. Value (Card)								206,400										
400														Appraised Xf (B) Value (Bldg)								0										
														Appraised Ob (B) Value (Bldg)								6,000										
														Appraised Land Value (Bldg)								71,600										
														Special Land Value								0										
														Total Appraised Parcel Value								284,000										
														Valuation Method								C										
														Total Appraised Parcel Value								284,000										
BUILDING PERMIT RECORD														VISIT / CHANGE HISTORY																		
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments						Date	Id	Type	Is	Cd	Purpost/Result													
2019-01397	04-12-2019	NC	New Construct	185,997	03-02-2020	100	08-26-2019	Construct a new 26' x 32" 2 st						06-05-2020	AA	02	7	05	Measur/ BP Or UC													
														03-02-2020	LP			05	Measur/ BP Or UC													
														04-19-2019	RG			14	Other													
														03-28-2019	AA	03	6	10	Subdivided													
LAND LINE VALUATION SECTION																																
B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustment		Adj Unit P	Land Value														
1	1010	SINGLE FAM			15,230	SF	4.7	1.00000	1	1.00	400	1.000			1.0000		4.7	71,600														
Total Card Land Units					0.350	AC	Parcel Total Land Area					0.3496	Total Land Value					71,600														



CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	03	Colonial			
Model	01	Residential			
Grade:	03	Average			
Stories:	2				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type:	04	Forced Hot Air			
AC Type:	03	Central Air			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	2				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:	6				
Bath Style:	02	Average			
Kitchen Style:	02	Average			
MHP					

CONDO DATA				
Parcel Id		C	Owne	
		B	S	
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

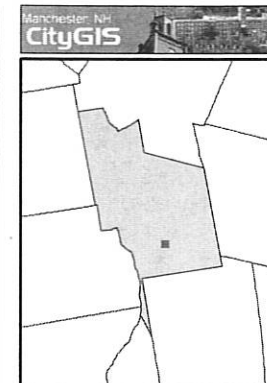
COST / MARKET VALUATION	
Building Value New	206,354
Year Built	2019
Effective Year Built	2016
Depreciation Code	AV
Remodel Rating	
Year Remodeled	
Depreciation %	0
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	100
RCNLD	206,400
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHP1	WORK SHOP	L	480	25.00	2016		50.0		0	6,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	832	832	832	104.32	86,798
FGR	Garage	0	384	134	36.40	13,979
FUS	Upper Story, Finished	832	832	832	104.32	86,798
UBM	Basement, Unfinished	0	832	166	20.81	17,318
WDK	Deck, Wood	0	144	14	10.14	1,461
Ttl Gross Liv / Lease Area		1,664	3,024	1,978		206,354





Area Map Showing Extent Of Map At Left



#### DISCLAIMER

The information appearing on this map is for the convenience of the user and is not an official public record of the City of Manchester, NH (the "City"). This map is not survey-quality. All boundaries, easements, areas, measurements, rights-of-way, etc. appearing on this map should only be considered approximations, and as such have no official or legal value. The City makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this information for any particular use. The City assumes no liability whatsoever associated with the use or misuse of this information. The official public records from which this information was compiled are kept in the offices of various City, County, and State government agencies and departments, and are available for inspection and copying during normal business hours. By using this map, you agree to these terms and conditions.



NOTES

- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING FOOTING (NOT FOUNDATION WALLS) ON MAP 853 LOT 22B. DO NOT USE FOR PROPERTY LINE LAYOUT.
- 2) THIS PARCEL OF LAND (MAP 853 LOT 22B) DOES NOT LIE WITHIN THE BOUNDARY OF A SPECIAL FLOOD HAZARD AREA AS INTERPOLATED FROM THE FEMA FIRM (FLOOD INSURANCE RATE MAP) FOR HILLSBOROUGH COUNTY (ALL JURISDICTIONS) #33011C0383D, HAVING AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.

PLANS & DEEDS OF REFERENCE

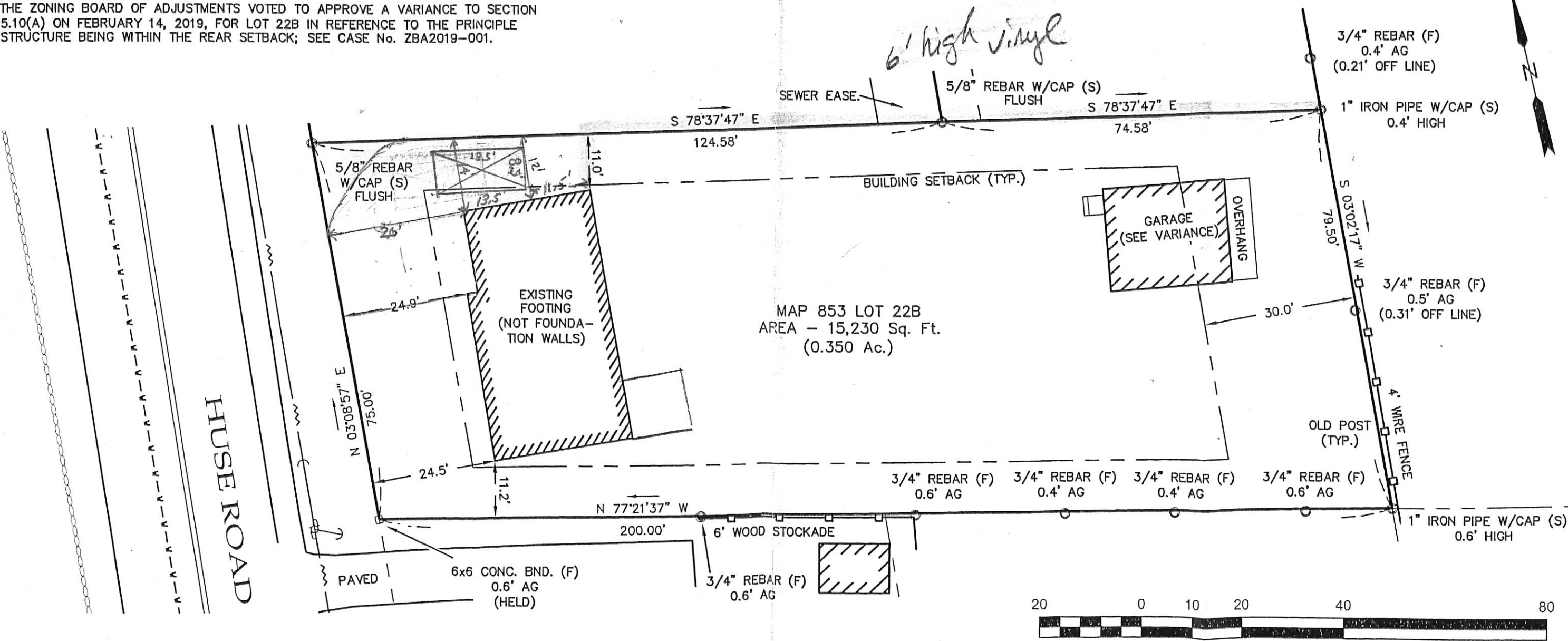
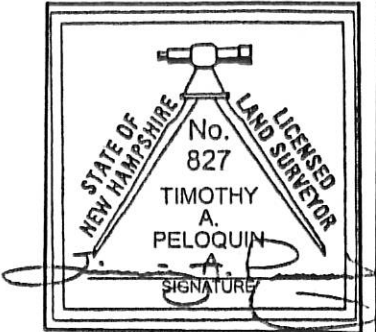
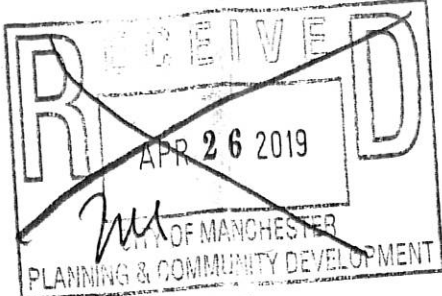
- 1) "SUBDIVISION PLAT." PREPARED FOR: SIRRON DEVELOPMENT, LLC; PREPARED BY: PROMISED LAND SURVEY, LLC; LAST REVISED: FEBRUARY 27, 2019; SEE HCRD PLAN No. 40091.

VARIANCE

THE ZONING BOARD OF ADJUSTMENTS VOTED TO APPROVE A VARIANCE TO SECTION 5.10(A) ON FEBRUARY 14, 2019, FOR LOT 22B IN REFERENCE TO THE PRINCIPLE STRUCTURE BEING WITHIN THE REAR SETBACK; SEE CASE No. ZBA2019-001.

ZONING

R-1B  
(RESIDENTIAL ONE FAMILY-HIGH DENSITY)  
AREA: 7,500 Sq. Ft.  
FRONTAGE: 75'  
HEIGHT: 35'  
COVERAGE: 50%  
SETBACKS:  
FRONT - 20'  
SIDE - 10'  
REAR - 30'  
WETLANDS - 25'



NO.	DATE	REVISION DESCRIPTION	BY
	DATE: APRIL 25, 2019	SCALE: 1"=20'	
	JOB #: 2632	CERTIFIED PLOT PLAN	

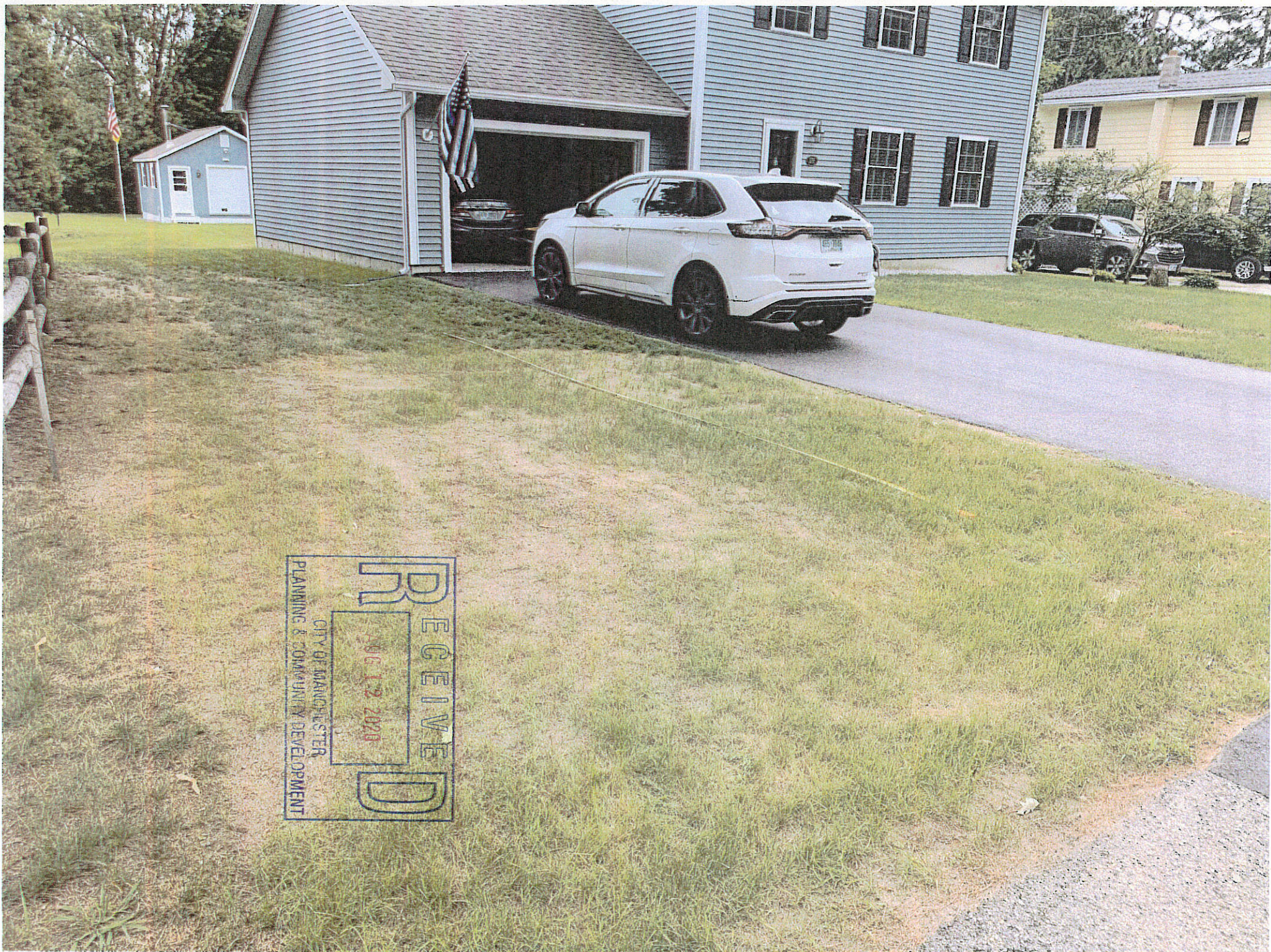
LAND OWNER OF RECORD:  
SIRRON DEVELOPMENT, LLC  
1361 ELM ST, SUITE 408  
MANCHESTER, NH 03101  
(HCRD BOOK 9131 PAGE 1697)

MAP 853 LOT 22B  
EXISTING FOOTING LOCATION  
CERTIFIED PLOT PLAN  
556 HUSE ROAD  
MANCHESTER, NEW HAMPSHIRE



Promised Land Survey, LLC  
60 Crystal Ave., Unit A  
Derry, New Hampshire 03038  
Tel: (603) 432-2112 • Fax: (603) 432-8800  
www.PromisedLandSurvey.com  
Land Surveying • Mapping • Planning • Permitting • Layout





RECEIVED  
AUG 12 2020  
CITY OF MANCHESTER  
PLANNING & COMMUNITY DEVELOPMENT





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